

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

## 1. Name of Property

historic name Miller-Southside Residential Historic District  
other names/site number 150-109

## 2. Location

roughly bounded by Miller Street to the north, South Main St. to the east,  
street & number Airport Road to the south, and Preston Ave. to the N/A ☐ not for publication  
city, town Blacksburg west N/A ☐ vicinity  
state Virginia code VA county Montgomery code 121 zip code 24060

## 3. Classification

## Ownership of Property

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

## Category of Property

- ☐ building(s)  
☒ district  
☐ site  
☐ structure  
☐ object

## Number of Resources within Property

| Contributing | Noncontributing |            |
|--------------|-----------------|------------|
| <u>165</u>   | <u>37</u>       | buildings  |
| <u>0</u>     | <u>0</u>        | sites      |
| <u>0</u>     | <u>0</u>        | structures |
| <u>0</u>     | <u>0</u>        | objects    |
| <u>165</u>   | <u>37</u>       | Total      |

Name of related multiple property listing: Prehistoric and Historic Resources of Montgomery County

Number of contributing resources previously listed in the National Register 0

## 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  
☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the  
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.  
In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Stephen C. Miller  
Signature of certifying official

11.28.90  
Date

Director Virginia Department of Historic Resources  
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

## 5. National Park Service Certification

I, hereby, certify that this property is:

- ☐ entered in the National Register.  
☐ See continuation sheet.  
☐ determined eligible for the National Register. ☐ See continuation sheet.  
☐ determined not eligible for the National Register.  
☐ removed from the National Register.  
☐ other, (explain:)

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

## 6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: single dwelling

Domestic: secondary structure

Domestic: multiple dwelling

Current Functions (enter categories from instructions)

Domestic: single dwelling

Domestic: secondary structure

Domestic: multiple dwelling

## 7. Description

Architectural Classification

(enter categories from instructions)

Late 19th and early 20th c. American Movements:

Prairie School

Late 19th and early 20th c. American Movements:

Bungalow

Materials (enter categories from instructions)

foundation brick

walls brick

wood: weatherboard

roof asphalt

other

\* see continuation sheet

Describe present and historic physical appearance.

## SUMMARY DESCRIPTION

The Miller-Southside Residential Historic District is located immediately south of downtown Blacksburg. It occupies both sides of South Main Street, with the bulk of the district lying to the west of Main Street on tree-lined Draper Road and Preston Avenue between Miller Street on the north and Airport Road to the south. The district contains a collection of first- and second-quarter twentieth-century dwellings and associated structures ranging from large brick Foursquare dwellings and smaller bungalows of brick and frame to one- and two-story Colonial Revival homes built of brick, frame and stone. There are 138 houses in the district, with sixty-four garages, many in styles and materials matching the associated houses. This number includes thirty noncontributing houses and seven noncontributing garages, most built in periods following 1941.

## ARCHITECTURAL ANALYSIS

The Miller-Southside Residential Historic District is characterized by large, heavily planted and often hedged lots, single family homes, and tree-shaded sidewalks. While there are several duplexes in the district, there are no churches or shops, those being readily accessible in the nearby downtown area of Blacksburg when the neighborhood was developed. The earliest houses are found along South Main Street: the large frame two-story Foursquare Dehart and Austin Houses. The Dehart House (150-109-38) was purchased from Sears and Roebuck in circa 1915, and the Austin House (150-109-19) was built in 1918-1919; The Graves House (150-109-3) of 1910, a frame gable-fronted bungalow, was built on South Main Street by its owner in 1909-1910. The Eoff House, a two-story brick Foursquare dwelling (150-109-87), was built in 1912 on the site of the nineteenth-century Fiddlers Green house. It is the oldest house on Draper Road, the first Street west of and parallel to Main Street, and predates other houses in the Miller Addition part of the district. Immediately behind the house is a late nineteenth-century warehouse or store building associated with the former house on the site (150-12).

Originally South Main Street made a sudden westerly turn of

☒ See continuation sheet

## 8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☐ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)  
Architecture

Period of Significance  
1909-1941

Significant Dates  
N/A

Cultural Affiliation  
N/A

Significant Person  
N/A

Architect/Builder  
Cowgill, Clinton Harriman  
Gray, Wes

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

### STATEMENT OF SIGNIFICANCE

The Miller-Southside Residential Historic District is eligible for listing in the National Register of Historic Places under criterion C as an intact early twentieth-century suburb containing an important collection of 138 houses, including varied examples of the styles of architecture popular in early twentieth-century America. These houses were built in the Bungalow, Foursquare, Colonial Revival, and Tudor Revival styles, and include thirty noncontributing houses built after 1941 in Ranch and Colonial styles. It is Montgomery County's largest and most complete suburb from the period 1909-1941. While a limited number of buildings considered contributing were built in 1940-1941 (eleven), this is within the limits for inclusion as established by the National Register. The buildings in the district are consistently well-maintained and are generally in original condition, having suffered few compromising changes. Garages, which are for the most part contemporary with the house they serve, are included in the overall count. Many of them match the house which they accompany. There are few outbuildings in the district.

### HISTORICAL BACKGROUND

The district is chiefly made up of two contiguous additions to the town of Blacksburg, owned by three separate owners. The first was the Southside Land Company, made up of A. W. Miller, F. W. Ehart, J. L. Eakin, M. F. Slusser and J. G. Price. The Southside Land Company bought all the land on the south side of South Main Street in 1913, chiefly from A. W. Miller and Juanita Miller Rucker. The land began at the edge of the town of Blacksburg as platted in 1798 and extended one third of a mile south where Main Street made a forty-five degree turn to the west in a dramatic banked "racing curve." Local residents recall that Miller took much of the initiative in developing the area. The development was broken up into blocks by secondary streets at regular intervals named for the developers: Miller, Ehart,

☒ See continuation sheet

## 9. Major Bibliographical References

### Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

☒ See continuation sheet

### Primary location of additional data:

- ☒ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

### Specify repository:

Virginia Division of Historic Landmark  
221 Governor Street  
Richmond, Virginia 23219

## 10. Geographical Data

Acreage of property approximately 60 acres

### UTM References

A 

|   |   |
|---|---|
| 1 | 7 |
|---|---|

|   |   |   |   |   |   |
|---|---|---|---|---|---|
| 5 | 5 | 2 | 5 | 6 | 0 |
|---|---|---|---|---|---|

|   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|
| 4 | 1 | 1 | 9 | 1 | 6 | 0 |
|---|---|---|---|---|---|---|

Zone Easting Northing

C 

|   |   |
|---|---|
| 1 | 7 |
|---|---|

|   |   |   |   |   |   |
|---|---|---|---|---|---|
| 5 | 5 | 2 | 2 | 4 | 0 |
|---|---|---|---|---|---|

|   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|
| 4 | 1 | 1 | 9 | 9 | 5 | 0 |
|---|---|---|---|---|---|---|

B 

|   |   |
|---|---|
| 1 | 7 |
|---|---|

|   |   |   |   |   |   |
|---|---|---|---|---|---|
| 5 | 5 | 2 | 7 | 8 | 0 |
|---|---|---|---|---|---|

|   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|
| 4 | 1 | 1 | 9 | 0 | 4 | 0 |
|---|---|---|---|---|---|---|

Zone Easting Northing

D 

|   |   |
|---|---|
| 1 | 7 |
|---|---|

|   |   |   |   |   |   |
|---|---|---|---|---|---|
| 5 | 5 | 2 | 8 | 2 | 0 |
|---|---|---|---|---|---|

|   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|
| 4 | 1 | 1 | 9 | 4 | 0 | 0 |
|---|---|---|---|---|---|---|

☐ See continuation sheet

### Verbal Boundary Description

Beginning at point A on the south corner of Miller and South Main Streets proceeding southeast along the southwest side of South Main Street 1,300 feet to point B, thence northeast 200 feet to point C, thence southeast 1,000 feet with rear lot lines of lots on northeast side of South Main Street to point D, thence with rear lot lines on southeast

☒ See continuation sheet

### Boundary Justification

The boundaries were selected to conform to the limits of the original subdivision and immediate associated areas of similar age and integrity.

☐ See continuation sheet

## 11. Form Prepared By

name/title Gibson Worsham date June 1988  
organization Gibson Worsham, Architect  
street & number Route 2, Yellow Sulphur Springs telephone (703) 552-4730  
city or town Christiansburg state Virginia zip code 24073

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**7. Description**

**Architectural Classification Continued**

Late 19th and Early 20th Century American Movements: Foursquare  
Late 19th and 20th Century Revivals: Colonial Revival  
Late 19th and 20th Century Revivals: Tudor Revival

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forty-five degrees at what is now Airport Road. This street, although now a secondary thoroughfare, still represents the southern end of the district. House building began in the Miller subdivision proper during the 1920s. Frame construction was largely superseded by brick, although frame was still popular for the building of bungalows, the district's most modest housing type, as late as the 1930s. Draper Road and Preston Avenue, on the western side of the district, began developing in this period, but remained partially filled-in until the 1930s, when the majority of houses in the district were built.

The characteristic houses of the 1920s, mentioned above, are the Bungalow and the Foursquare dwelling. The Bungalow, of which a good example is the F. B. Hayes House (150-109-85), built in 1928, is nearly always a one-and-one-half-story house with deep eaves, a central gable or dormer, and a wide front porch, often supported by tapering piers or squat columns. The house plans were derived from published pattern books, and feature complex layouts utilizing the most modern and efficient design concepts of the day. Foursquare houses, of which the B. A. Warriner House (150-109-39), built in 1924, is a good example, are best described as two-story versions of the Bungalow. Many of the large Foursquare houses in the district, including the Warriner House, are associated with popular Blacksburg builder Wes Gray.

There are fifteen bungalows, almost evenly divided between brick and frame examples. These date from the first and second quarter of the twentieth century, but there are eleven Foursquare houses, all but two of brick, and only one built after 1925. While the Bungalow is characteristic of Montgomery County generally, (316 having been identified in the 1986 survey), the Foursquare house is chiefly found in Blacksburg. A significant concentration of the sixty-one Foursquare houses surveyed in 1986 are located in Blacksburg. The rest were spread over the county, and only ten were found in the then larger town of Christiansburg. The concentration may be accounted for by Gray's partiality for the form, or because the unusual Blacksburg college community provided a demand for the house type.

After 1925 the Colonial or Georgian Revival house began to dominate in the district. Before 1925 only five such houses were built. A few examples are frame (fourteen) and in one-story form

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in eighteen cases, but the majority are brick two-story houses characterized by symmetry, classical detailing and sophisticated interior layouts belying the regularity of the principal facade's fenestration. The Seitz House (150-109-48) of 1924, on Draper Road, was one of the first to take this form. Flanking one-story wings, paneled blinds, a delicate front porch, and brick quoins combine to make this one of the finest early examples in the neighborhood. The house built by VPI business administration professor Theodore W. Knoté in 1936 (150-109-55) is a one-and-one-half-story frame Dutch Colonial house with a kicked gambrel roof. The interior features one of the district's most elaborate mantels with a paneled chimney breast flanked by full-height Ionic columns supporting a classical entablature.

During the 1930s Virginia Polytechnic Institute architecture professor Clinton Harriman Cowgill influenced the neighborhood strongly by designing at least five houses in the Colonial or Georgian Revival styles. The houses created resonances in the design of later houses, some built well after World War II. The houses, such as the Whittemore House (150-109-83) of 1937 on Draper Road, which he helped design, or the Beamer House of 1938 (150-109-115) on Preston Avenue, share distinctive characteristics common to his buildings. These include carefully detailed cornice and doorway elements, broadly spaced horizontally-aligned facades, and an inspired use of brick in stringcourses, rowlock courses and jack arches to create a lively and interesting surface.

Cowgill's own house at 150-109-129 was built in 1936 on Preston Avenue. The Cowgill House, unlike his other designs, is executed in the Tudor Revival style. The whitewashed brick exterior features timber-framed window and door openings, corbels, and stone quoins. The interior incorporates hewn oak beams, oak-paneled walls, mosaic tile floors, and a stone mantel. As are many of the houses in the neighborhood, the Cowgill House is surrounded by carefully planted gardens begun soon after the house was finished.

Other Tudor Revival houses in the neighborhood, mostly built in the mid-to late 1930s, are based more conventionally on published designs in pattern books and popular magazines. These include the Heavener House (150-109-114), built in 1937, and the Potter House (150-109-119) of 1938, both on Preston Avenue. The

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Heavener House is the most elaborate of the sixteen one-and-one-half-story brick gabled houses in this style in the district, many of which have well-detailed matching garages. Clinker brick, stone trim, an arched porch and entry door, steeply pitched projecting gables, and a stone-trimmed chimney rising against the principal facade characterize this picturesque house. Only three of the sixteen Tudor Revival houses in the district were built of frame.

In the 1950s and 1960s vacant lots in the district continued to be built upon, in most cases in styles consistent with the existing buildings. These buildings are noncontributing because they fail to meet age criteria set by the National Register. Nineteen are in the Colonial Revival style, one of which, the Row House (150-109-122), on Preston Avenue, was built in 1961 and mirrors many of the best characteristics of the houses designed by Clinton Cowgill, including brick belt courses a segmentally-arched inset central entry, a hipped roof, and widely spaced fenestration. Another house, the Miller House (150-109-42), is a good example of a noncontributing house from the mid-1960s.

Several houses were built as duplexes or converted at an early date. The Crumpacker Apartments (150-109-22) are the most unusual, and are unique among all the buildings in the district in utilizing an adaptation of the Prairie School style, with the wide eaves, horizontal emphasis, and window treatment identified with that style. In a few cases garages have been built at an early date which incorporate apartments on an upper floor, and several noncontributing houses were built after 1941 at the rear of houses at the ends of blocks. These later houses face the side streets.



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MILLER-SOUTHSIDE RESIDENTIAL HISTORIC DISTRICT INVENTORY

NOTE: All resources are contributing unless indicated (NC) for noncontributing. Numbers in parentheses following addresses are keyed to sketch map for location.

Airport Road

- |                       |  |
|-----------------------|--|
| 103 Airport Road (41) | ca. 1958, 1 1/2-story, 5-bay, gable-roofed, brick (stretcher bond), modern dwelling (NC)           |
| 105 Airport Road (42) | ca. 1964, 1 1/2-story, 3-bay, gable-roofed, brick (stretcher bond), Colonial Revival dwelling (NC) |
| 106 Airport Road (38) | 1912, 2 1/2-story, 3-bay, hip-roofed, wood frame, Foursquare dwelling.                             |
| 107 Airport Road (43) | mid-1940s, 2-story, 3-bay, gable-roofed, brick (stretcher bond), Colonial Revival dwelling (NC).   |
| 201 Airport Road (90) | ca. 1935, 1 1/2-story, 3-bay, gambrel-roofed, brick (stretcher bond), Dutch Colonial dwelling.     |
| 203 Airport Road (91) | ca. 1960, 1-story, 6-bay, gable-roofed, brick (stretcher bond), Ranch-style duplex (NC).           |
| 205 Airport Road (92) | 1966, 1-story, 7-bay, gable-roofed, brick (stretcher bond), Colonial Revival dwelling (NC).        |
| 206 Airport Road (89) | 1939, 2-story, 3-bay, gable-roofed, brick (stretcher bond), Colonial Revival dwelling.             |

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- 210 Airport Road (93) 1966, 2-story, 3-bay, gable-roofed, wood & brick, Colonial Revival dwelling (NC).
- 212 Airport Road (94) ca. 1940, 2-story, 3-bay, gable-roofed, brick (stretcher bond), Colonial Revival dwelling.
- 301 Airport Road (138) 1946, 2-story, 3-bay, gable-roofed, brick (stretcher bond), Colonial Revival dwelling (NC).
- 302 Airport Road (137) 1935, 1 1/2-story, 4-bay, gambrel-roofed, brick (stretcher bond), Tudor Revival dwelling.
- 304 Airport Road (139) 1939 or 1940, 2 1/2-story, 2-bay, gable-roofed, brick (stretcher bond) Colonial Revival dwelling.

Draper Road

- 500 Draper Road (67)  
(outbldg. = 150-12) 1912, 2 1/2-story, 3-bay, hip-roofed, brick (stretcher-bond), Foursquare dwelling.
- 501 Draper Road (65) 1950, 1 1/2-story, 4-bay, gable-roofed, brick (stretcher bond), Colonial Revival dwelling (NC).
- 503 Draper Road (64) 1937, 1 1/2-story, 3-bay, gable-roofed, brick (stretcher bond), Colonial Revival dwelling.
- 504 Draper Road (68) 1930s, 1 1/2-story, 4-bay, gable-roofed, wood frame, Bungalow-style, dwelling.
- 506 Draper Road (69) 1983, 2-story, 9-bay, gable-roofed, brick (stretcher bond), Colonial Revival dwelling (NC).

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- |  |   |
|--|---|
| 509 Draper Road (63)                         | ca. 1940, 1 1/2-story, 5-bay, gable-roofed, brick (stretcher bond), English Tudor Revival dwelling. |
| 511 Draper Road (62)                         | ca. 1939, 1 1/2-story, 4-bay, gable-roofed, brick (stretcher bond), Colonial Revival dwelling.      |
| 600 Draper Road (70)                         | ca. 1962, 1 1/2-story, 5-bay, gable-roofed, brick (stretcher bond), Colonial Revival dwelling (NC). |
| 601 Draper Road (60)                         | ca. 1930s, 1 1/2-story, 4-bay, gable-roofed, brick (stretcher bond) Colonial Revival dwelling.      |
| 602 Draper Road (71)                         | ca. 1930, 1 1/2-story, 4-bay, gable-roofed, brick (stretcher bond) Tudor Revival dwelling.          |
| 603 Draper Road (59)<br><i>(also 150-92)</i> | 1936, 1-story, 5-bay, gable-roofed, brick (stretcher bond) Colonial Revival dwelling.               |
| 604 Draper Road (72)                         | 1939, 1 1/2-story, 3-bay, gable-roofed, brick (stretcher bond), English Cottage-style dwelling.     |
| 605 Draper Road (58)                         | 1938, 1 1/2-story, 3-bay, gable-roofed, wood frame, Colonial Revival dwelling.                      |
| 606 Draper Road (73)                         | 1980, 1-story, 4-bay, gable-roofed, wood frame, Colonial Revival dwelling (NC).                     |

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- 608 Draper Road (74) ca. 1927-28, 1 1/2-story, 3-bay, gable-roofed, wood frame, Colonial Revival dwelling.
- 701 Draper Road (55) 1935, 1 1/2-story, 4-bay, gambrel-roofed, wood frame, Dutch Colonial dwelling.
- 703 Draper Road (54) 1941, 2-story, 3-bay, gable-roofed, wood frame, Colonial Revival dwelling.
- 704 Draper Road (76) 1965, 1-story, 4-bay, gable-roofed, brick (stretcher bond), Ranch-style dwelling (NC).
- 705 Draper Road (53) 1930-34, 1 1/2-story, 3-bay, gable-roofed, wood frame, Bungalow-style dwelling.
- 706 Draper Road (77)  
(also 150-62) ca. 1930, 1 1/2-story, 2-bay, gable-roofed, stucco-clad, Craftsman-style dwelling.
- 707 Draper Road (52) 1926, 1 1/2-story, 3-bay, gambrel-roofed, wood frame, Dutch Colonial dwelling
- 708 Draper Road (78) 1922, 1 1/2-story, 3-bay, hip-roofed, brick (stretcher bond), Bungalow-style dwelling.
- 800 Draper Road (79) 1925, 2 1/2-story, 3-bay, hip-roofed, brick (stretcher bond), Foursquare dwelling.
- 801 Draper Road (50) ca. 1930, 2-story, 3-bay, hip-roofed, brick (stretcher bond), Colonial Revival dwelling.

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- 802 Draper Road (80) 1963, 2-story, 5-bay, gable-roofed, brick (Flemish bond), Colonial Revival dwelling (NC).
- 803 Draper Road (49) 1930s, 1 1/2-story, 3-bay, gable-roofed, brick (stretcher bond), Colonial Revival dwelling.
- 804 Draper Road (81) 1931, 2-story, 3-bay, gable-roofed, brick (stretcher bond), Colonial Revival dwelling.
- 806 Draper Road (82) 1926, 1 1/2-story, 5-bay, gambrel-roofed, brick (stretcher bond), Dutch Colonial dwelling.
- 807 Draper Road (48)  
(also 150-3) 1927, 1 1/2-story, 2-bay, gable-roofed, stone (random rubble), Bungalow-style dwelling.
- 900 Draper Road (83) 1937, 2-story, 3-bay, gable-roofed, brick (Flemish bond), Colonial Revival dwelling.
- 901 Draper Road (47) 1924, 2-story, 3-bay, gable-roofed, brick (stretcher-bond), Colonial Revival dwelling.
- 902 Draper Road (84) ca. 1940, 2-story, 3-bay, gable-roofed, brick (stretcher bond), Colonial Revival dwelling.
- 903 Draper Road (46) ca. 1935, 1 1/2-story, 3-bay, gable-roofed, brick (stretcher bond), Tudor Revival dwelling.
- 904 Draper Road (85) 1928, 1 1/2-story, 3-bay, gable-roofed, brick (stretcher bond), Bungalow-style dwelling.

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- 905 Draper Road (45) 1937, 1 1/2-story, 3-bay, gable-roofed, brick (Clinker brick), Tudor Revival dwelling.
- 907 Draper Road (44) 1937, 2-story, 3-bay, gable-roofed, brick (stretcher bond), Colonial Revival dwelling.
- 908 Draper Road (86) ca. 1930, 1 1/2-story, 3-bay, gable-roofed, brick (stretcher bond), Bungalow-style dwelling.
- 910 Draper Road (87) ca. 1954, 1-story, 3-bay, gable-roofed, brick (stretcher bond), Colonial Revival dwelling (NC).
- 912 Draper Road (88) ca. 1950, 1-story, 3-bay, gable-roofed, wood frame, Ranch-style dwelling (NC).

Eakin Street

- 106 Eakin Street (57) ca. 1945, 1 1/2-story, 3-bay, gable-roofed, brick (stretcher bond), Colonial Revival dwelling (NC).
- 108 Eakin Street (56) ca. 1925, 2 1/2-story, 3-bay, gable-roofed, brick (stretcher bond) Foursquare dwelling
- 201 Eakin Street (75) ca. 1950, 1 1/2-story, 5-bay, gable-roofed, brick (stretcher bond), Colonial Revival dwelling (NC).
- 206 Eakin Street (108) 1924, 1 1/2-story, 4-bay, gable-roofed, wood frame Colonial Revival dwelling.

(also 150-65)

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207 Eakin Street (107)

1925, 2 1/2-story, 4-bay, gable-roofed, brick (stretcher bond), Colonial Revival dwelling.

Edgewood Lane

100 Edgewood (32)

1940s, 1-story, 5-bay, gable-roofed, wood frame, modern dwelling (NC).

Eheart Street

102 Eheart Street (61)

mid-1940s, 2-story, gable-roofed, wood frame, modern dwelling (NC).

303 Eheart Street (140)

ca. 1950, 1 1/2-story, 3-bay, gable-roofed, wood frame, Colonial Revival dwelling (NC).

305 Eheart Street (141)

ca. 1940, 2-story, 3-bay, gable-roofed, wood frame Colonial Revival dwelling.

306 Eheart Street (143)

1960s, 2-story, 3-bay, gable-roofed, wood frame and brick, modern dwelling (NC).

307 Eheart Street (142)

ca. 1950, 1 1/2-story, 5-bay, gable-roofed, brick (stretcher bond), Colonial Revival dwelling (NC).

Hemlock Drive

106 Hemlock Drive (51)

1940s, 1 1/2-story, 4-bay, gable-roofed, wood frame, Colonial Revival dwelling (NC).

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206 Hemlock Drive (104)

1923, 1 1/2-story, 3-bay, gable-roofed, brick (stretcher bond), Bungalow-style dwelling.

304 Hemlock Drive (127)

1957, 1 1/2-story, 5-bay, gable-roofed, wood frame, modern dwelling (NC).

South Main Street

500 South Main Street (14)

ca. 1930, 1 1/2-story, 3-bay, gable-roofed, wood frame, Bungalow-style dwelling (currently Miller Main Street Gallery).

504 South Main Street (15)

ca. 1920, 1 1/2-story, 3-bay, hip-roofed with gables, wood frame, Bungalow-style dwelling (currently office use).

506 South Main Street (16)

1920s, 2 1/2-story, 3-bay, hip-roofed with gables, brick (stretcher bond), Foursquare dwelling (currently office use).

508 South Main Street (17)

ca. 1925, 1 1/2-story, 3-bay, gable-roofed, wood frame, Bungalow-style dwelling (currently office use).

510 South Main Street (18)

ca. 1920, 1 1/2-story, 3-bay, hip-roofed, wood frame, Bungalow-style dwelling (currently office use).

600 South Main Street (19)

ca. 1918-19, 2 1/2-story, 2-bay, hip-roofed, wood frame, Foursquare fraternity house.

608 South Main Street (20)

1920s, 1 1/2-story, 2-bay, gable-roofed, wood frame, Bungalow-style dwelling.



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- 610 South Main Street (21) ca. 1930, 2-story, 3-bay, gable-roofed, brick (stretcher bond), Colonial Revival dwelling.
- 614 South Main Street (22)  
(150-11) 1935, 2-story, 3-bay, hip-roofed, brick (stretcher bond), Prairie-style dwelling (currently office use).
- 700 South Main Street (23) ca. 1910, 2 1/2-story, 2-bay, hip-roofed, brick (stretcher bond), Foursquare dwelling.
- 706 South Main Street (24) ca. 1915, 1 1/2-story, 3-bay, gable-roofed, brick (stretcher bond), Bungalow-style dwelling.
- 708 South Main Street (25) 1920s, 1 1/2-story, 3-bay, gable-roofed, wood frame, Bungalow-style dwelling.
- 712 South Main Street (26) 1930s, 2-story, 3-bay, gable-roofed, brick (stretcher bond), Colonial Revival dwelling.
- 714 South Main Street (27) Ca. 1920, 1 1/2-story, 2-bay, gable-roofed, brick (stretcher bond), Bungalow-style dwelling.
- 800 South Main Street (28) ca. 1924, 2 1/2-story, 3-bay, hip-roofed, brick (stretcher bond), Foursquare dwelling (currently office use).
- 802 South Main Street (29) ca. 1940, 1 1/2-story, 5-bay, gable-roofed, wood frame, Cape Cod-style dwelling.

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- 804 South Main Street (30) ca. 1930 (1970 alterations), 1-story, 5-bay, gable-roofed, brick (stretcher bond), Ranch-style dwelling (NC).
- 805 South Main Street (8) ca. 1930, 2-story, 3-bay, gable-roofed, brick (stretcher bond), Colonial Revival dwelling.
- 806 South Main Street (31) ca. 1920, 1 1/2-story, 3-bay, gable-roofed, wood frame, Bungalow-style dwelling.
- 807 South Main Street (7) ca. 1930, 1 1/2-story, 3-bay, gable-roofed, brick (stretcher bond), Bungalow-style duplex.
- 900 South Main Street (33) 1925-26, 1 1/2-story, 3-bay, gable-roofed, wood frame, Bungalow-style dwelling.
- 901 South Main Street (6) 1930s, 1-story, 3-bay, gable-roofed, wood frame/brick, Bungalow-style dwelling.
- 902 South Main Street (34) 1925-26, 1 1/2-story, 3-bay, gable-roofed, wood frame, Bungalow-style dwelling.
- 903 South Main Street (5) 1930s, 1-story, 3-bay, hip-roofed with gables, wood frame, Bungalow-style dwelling.
- 904B South Main Street (35) 1960s, 2-story, 3-bay, gable-roofed, wood frame/brick (stretcher bond), modern duplex (NC).

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- 906 South Main Street (36) ca. 1925, 2-story, 3-bay, gambrel-roofed, wood frame, Colonial Revival dwelling.
- 907 South Main Street (4) ca. 1923-4, 2-story, 2-bay, gable-roofed, brick (stretcher bond), Colonial Revival dwelling.
- 908 South Main Street (37) 1930s, 1 1/2-story, 3-bay, gable-roofed, brick (stretcher bond), Bungalow-style dwelling.
- 1000 South Main Street (39) 1924, 2 1/2-story, 3-bay, hip-roofed, brick (stretcher bond), Foursquare dwelling.
- 1001 South Main Street (3) 1910, 1 1/2-story, 3-bay, hip-roofed, wood frame dwelling.
- 1002 South Main Street (40) 1940, 1-story, 3-bay, gable-roofed, brick (stretcher bond), dwelling.
- 1003 South Main Street (2) ca. 1940, 1 1/2-story, 4-bay, gable-roofed, wood frame (brick addition), Bungalow-style dwelling.
- 1005 South Main Street (1) ca. 1940, 1 1/2-story, 2-bay, gable-roofed, brick (stretcher bond), Bungalow-style dwelling.

Miller Street

- 100 Miller Street (66) 1942, 1 1/2-story, 4-bay, gable-roofed, wood frame, Colonial Revival apartment building (NC).

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Resources of Montgomery County  
Miller-Southside Residential  
Historic District 150-109Preston Avenue

- 502 Preston Avenue (114) 1939, 1 1/2-story, 3-bay, gable-roofed, brick (stretcher bond), Tudor Revival dwelling.
- 504 Preston Avenue (115) 1938, 2-story, 3-bay, gable-roofed, brick (stretcher bond), Colonial Revival dwelling.  
(also 150-9)
- 505 Preston Avenue (113) 1937, 2-story, 3-bay, gable-roofed, wood frame, Colonial Revival dwelling.
- 506 Preston Avenue (116) 1938, 2-story, 3-bay, gable-roofed, brick (stretcher bond), Colonial Revival dwelling.  
(also 150-13)
- 507 Preston Avenue (112) 1958, 1 1/2-story, 3-bay, gable-roofed, brick (stretcher bond), Colonial Revival dwelling (NC).
- 508 Preston Avenue (117) 1935, 1 1/2-story, 4-bay, gable-roofed, wood frame, Tudor Revival dwelling.
- 509 Preston Avenue (111) 1932, 2-story, 3-bay, gable-roofed, wood frame, Colonial Revival dwelling.
- 600 Preston Avenue (118) 1940, 2-story, 5-bay, hip-roofed, brick (stretcher bond), Colonial Revival dwelling.
- 601 Preston Avenue (110) 1936, 2-story, 5-bay, hip-roofed, brick (mixed garden wall bond), Colonial Revival dwelling.  
(also 150-7)

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|                            |   |
|----------------------------|---|
| 602 Preston Avenue (119)   | 1938, 1 1/2-story, 3-bay, gable-roofed, brick (stretcher bond), Tudor Revival dwelling. |
| 604 Preston Avenue (120)   | 1931, 2 1/2-story, 3-bay, hip-roofed, brick (stretcher bond), Foursquare dwelling.      |
| 605 Preston Avenue (109)   | 1933, 2-story, 3-bay, hip-roofed, brick (Flemish bond), Colonial Revival dwelling.      |
| 606-8 Preston Avenue (121) | 1938, 2-story, 4-bay, hip-roofed, brick (stretcher bond), Colonial Revival duplex.      |
| 610 Preston Avenue (122)   | 1961, 2-story, 3-bay, hip-roofed, brick (Flemish bond), Colonial Revival dwelling (NC). |
| 700 Preston Avenue (123)   | 1936, 2-story, 3-bay, gable-roofed, brick (stretcher bond), Colonial Revival dwelling.  |
| 701 Preston Avenue (106)   | 1930, 2-story, 3-bay, hip-roofed, brick (stretcher bond), Georgian Revival dwelling.    |
| 702 Preston Avenue (124)   | 1933, 1-story, 3-bay, gable-roofed, brick (stretcher bond), Tudor Revival dwelling.     |
| 703 Preston Avenue (105)   | 1930, 1 1/2-story, 2-bay, gable-roofed, brick (stretcher bond) Bungalow-style dwelling. |
| 704 Preston Avenue (125)   | ca. 1932, 1-story, 3-bay, gable-roofed, wood frame, Cape Cod-style dwelling.            |

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|   |   |
|---|---|
| 706 Preston Avenue (126)                  | 1930-31, 1 1/2-story, gable-roofed, wood frame, Cape Cod-style dwelling.                        |
| 801 Preston Avenue (103)                  | ca. 1927, 1 1/2-story, 4-bay, gable-roofed, brick (stretcher bond), Bungalow-style dwelling.    |
| 802 Preston Avenue (128)                  | ca. 1930, 1 1/2-story, 4-bay, gable-roofed, brick, (stretcher bond), Colonial Revival dwelling. |
| 803 Preston Avenue (102)                  | 1928, 1 1/2-story, 3-bay, gable-roofed, brick (stretcher bond), Bungalow-style dwelling.        |
| 804 Preston Avenue (129)                  | 1936, 1 1/2-story, 3-bay, gable-roofed, brick (stretcher bond), Tudor Revival dwelling.         |
| 805 Preston Avenue (101)                  | 1932, 2-story, 3-bay, gable-roofed, brick (stretcher bond), Colonial Revival dwelling.          |
| 806 Preston Avenue (130)                  | 1932, 2-story, 3-bay, hip-roofed, brick (stretcher bond), Colonial Revival dwelling.            |
| 807 Preston Avenue (100)                  | ca. 1936, 1 1/2-story, 3-bay, gable-roofed, brick (stretcher bond), Tudor Revival dwelling.     |
| 808 Preston Avenue (131)                  | 1937, 2-story, 3-bay, gable-roofed, brick (Flemish bond), Colonial Revival dwelling.            |
| 900 Preston Avenue (132)<br>(Also 150-61) | ca. 1925, 2-story, 3-bay, gable-roofed, brick (stretcher bond), Craftsman-style dwelling.       |

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- |                          |  |
|--------------------------|--|
| 901 Preston Avenue (99)  | 1930s, 1 1/2-story, 3-bay, gambrel-roofed, brick (stretcher bond), Colonial Revival dwelling.    |
| 903 Preston Avenue (133) | 1938, 2-story, 3-bay, gable-roofed, wood frame, Colonial Revival dwelling.                       |
| 904 Preston Avenue (134) | 1920s, 1 1/2-story, 3-bay, gable-roofed, brick (stretcher bond), Colonial Revival dwelling.      |
| 905 Preston Avenue (98)  | ca. 1937, 1 1/2-story, 3-bay, gable-roofed, wood frame, Tudor Revival Dwelling.                  |
| 906 Preston Avenue (135) | ca. 1940, 1 1/2-story, 3-bay, gable-roofed, brick (stretcher bond), Colonial Revival dwelling.   |
| 907 Preston Avenue (97)  | ca. 1934, 1 1/2-story, 2-bay, gable-roofed, wood frame (stone façade), Tudor Revival dwelling.   |
| 909 Preston Avenue (96)  | ca. 1937, 2-story, 3-bay, gable-roofed, brick (stretcher bond), Colonial Revival dwelling.       |
| 910 Preston Avenue (136) | 1950, 1 1/2-story, 4-bay, gable-roofed, wood frame (brick front veneer), Cape Cod dwelling (NC). |
| 911 Preston Avenue (95)  | ca. 1935, 1 1/2-story, 4-bay, gable-roofed, brick (stretcher bond), Tudor Revival dwelling.      |

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Garages in the historic district are associated with the following addresses. All are contributing unless indicated (NC) for noncontributing:

201 Airport Road (90)  
205 Airport Road (92) (NC)  
212 Airport Road (94) (NC)  
302 Airport Road (137)  
304 Airport Road (139)

503 Draper Road (64)  
504 Draper Road (68)  
601 Draper Road (60)  
602 Draper Road (71)  
604 Draper Road (72)  
608 Draper Road (74)  
701 Draper Road (55)  
703 Draper Road (54)  
706 Draper Road (77)  
800 Draper Road (79)  
801 Draper Road (50)  
806 Draper Road (82)  
807 Draper Road (48)  
900 Draper Road (83)  
902 Draper Road (84)  
903 Draper Road (46) (NC)  
904 Draper Road (85)

108 Eakin Street (56)  
201 Eakin Street (75) (NC)  
206 Eakin Street (108)

206 Hemlock Drive (104)

700 S. Main Street (23)  
706 S. Main Street (24)  
708 S. Main Street (25)  
712 S. Main Street (26)  
714 S. Main Street (27)  
802 S. Main Street (29)



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Historic District 150-109

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902 S. Main Street (34)  
906 S. Main Street (36)  
1003 S. Main Street (2)  
1005 S. Main Street (1)

502 Preston Avenue (114)  
504 Preston Avenue (115)  
505 Preston Avenue (113)  
508 Preston Avenue (117)  
509 Preston Avenue (111) (NC)  
601 Preston Avenue (110)  
602 Preston Avenue (119)  
604 Preston Avenue (120)  
605 Preston Avenue (109)  
606-608 Preston Avenue (121)  
700 Preston Avenue (123)  
701 Preston Avenue (106)  
801 Preston Avenue (103)  
802 Preston Avenue (128)  
803 Preston Avenue (102)  
804 Preston Avenue (129)  
805 Preston Avenue (101)  
806 Preston Avenue (130)  
807 Preston Avenue (100)  
900 Preston Avenue (132)  
901 Preston Avenue (99)  
903 Preston Avenue (133)  
905 Preston Avenue (98)  
906 Preston Avenue (135) (NC)  
907 Preston Avenue (97)  
909 Preston Avenue (96)  
910 Preston Avenue (136) (NC)  
911 Preston Avenue (95)

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Eakin, Price, and Slusser.

The second parcel to be developed was the Miller Addition, located west of the Southside Land Company's holdings. As laid out in 1919, the subdivision was served by an extension of Water Street now Draper Road from the edge of town and Preston Avenue, both running parallel to Main Street. The five side streets were extended west from the Southside development. The consistency of the plan suggests that the whole district was conceptually developed at one time and laid out in phases. A total of about 125 fifty-foot-wide lots were subdivided in the two additions, but many purchasers chose to buy two lots and combine them for more space. The Miller Addition was divided into two parts owned by two developers, the O. C. Rucker family and A. Warren Miller.

The Miller and Southside Additions were originally part of a farm known according to area residents as "Fiddlers Green". The farm was owned by one branch of the Black family, founders of Blacksburg in 1798. Fiddlers Green was a gift from John Black to his son Alexander in the 1820s (Swink). Alexander Black and his wife sold the tract where they resided to Robert Murray in 1853. Although the fifty-three-acre tract changed hands numerous times, it was identified as the Fiddlers Green tract when it was sold to Juanita M. Rucker in 1898. The house at 150-109-67, at the north end of the district and known today as the Eoff house, appears to have been built by the Ruckers in 1912 on the site of the Fiddlers Green home place. Miller family descendants recall that there was a frame house that previously stood on the site and that it replaced another frame house (Little and Elliot).

Juanita Miller Rucker sold thirty-three and one third acres of the tract to her brother A. Warren Miller in 1900. He owned and resided on a nearby 136-acre farm, called Miller's Woods, located to the southwest of Blacksburg. Miller purchased an additional seventeen acres from John L. Eakin, who owned land south of the right angle turn in the road to Christiansburg (Airport Road). In 1913 he and a group of local men together bought a portion of his and his sister Juanita's land along South Main Street and laid out the Southside Land Company's addition. In 1919 he and his sister developed the area to the west jointly. An innovation on the plan was the renaming of Water Street to "Fiddlers Green Road". Her land was located on the three blocks between Miller and Price (Hemlock) Streets from Fiddlers Green (Draper) Road to Preston Avenue. It was surrounded on three

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sides by the Miller and Southside property. Additional land along the south side of Airport Road ("Rock Road") was developed as a subdivision by J. L. Eakin in 1919, and the lots in that area (including the Warriner House-150-109-39) are on the southern edge of the district (Montgomery County Deed Book 71, p. 234).

The land along South Main Street was the first to develop. One of the first deeds issued on the west side of the street was from F. W. Ehart (trustee for the Southside Land Company) to J. H. Dehart dated 1915. Dehart built the house at 150-109-38 on the lots he bought, ordering the structure from Sears and Roebuck. Houses were built simultaneously on the east side of Main Street. H. A. Graves built the bungalow at 150-109-3 in 1909. The lots on the southeast corner of Eakin Street and Draper Road were purchased from the Southside Land Company in 1922 and 1925 by Theodore W. Knoté, a newly arrived professor of business administration. He bought the land before much building had occurred and did not build himself until 1935 when he had the house at 150-109-55 erected. He was a typical resident, a bachelor, who ate his meals at Mrs. Tutweiler's boarding house but entertained often in his elegantly furnished house (Mc Junkin). R. R. Reynolds, a contractor who owned ten acres in that area, built himself a brick Foursquare house at 150-109-4 in 1924.

The area nearest town was that owned by Juanita M. Rucker. After A. W. Miller and Juanita Rucker laid out the Miller Addition in 1919, the Rucker portion (nearest town) was the first to develop. Area residents recall that the A. W. Miller land remained in pasture longest (Holberton). In 1921 Juanita M. Rucker and O. C. Rucker appointed their son O. C. Rucker of Bedford, Virginia, trustee of their property in the Miller Addition to sell lots, with interest from the sale to Laura B. Miller. In the same year Juanita Rucker sold the one-and-three-tenths-acre Fiddlers Green house site (150-109-67) to M. H. Eoff.

O. C. Rucker appears to have attempted unsuccessfully to rename the suburb itself Fiddlers Green Addition, for the name appears in several of the earliest of his deeds, even though both Miller Addition and Water Street clearly predate Fiddlers Green Addition and Fiddlers Green Road. Among the first deeds are sales of lots in 1922 to Liz Otey Newman on "Fiddlers Green Road (formerly Water Street)" to Barbara Ross, and in 1923 to James

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Otey Hoge ("in the Fiddlers Green Addition"). In the later years, Price and Slusser Streets would be altered to Hemlock Drive and Edgewood Lane. During World War II, South Main Street was extended south past the Warriner House (150-109-39) and the earlier road to Christiansburg was renamed Airport Road in honor of the erected runway which occasioned its bypassing.

From the beginning, the developers added covenants to the deeds issued. In 1913 the Southside Land Company, and later the other property owners, set a policy that covenants would be added to all deeds forbidding the sale or rental of property to black persons and the erection of business houses or stables in the district, establishing a twenty-foot setback for all buildings, and setting a minimum value for new construction (\$2,000 in 1913, \$3,000 in 1922, and \$5,000 in 1932). Neighborhood residents and relatives recall A. Warren Miller as being particularly concerned with the quality and profitability of the development.

Miller, according to his great nieces, had eye problems as a child and did not receive an extensive formal education. His first business venture was insurance sales, and he rarely travelled out of town. "Precise, methodical" are the words chosen by his great nieces to describe Miller (Apperson and Elliot quoted in Wieczynski, 1988). He is said to have been very careful and choosy about the purchasers of lots and very interested in the progress of their construction. He donated land in the district for the Methodist parsonage. By the 1930s and 1940s, the Miller-Southside District was popularly referred to as "Snob's Knob."

A. Warren Miller continued to sell lots through the 1930s. In the 1940s he added an additional section to the Miller Addition on his farmland to the west (not included in the nomination). The Southside Land Company also continued to sell lots as late as 1932. In 1934 F. W. Ehart finally recorded the plat of the Southside Land Company property and declared it to be an addition to the town.

The district has continued to be one of Blacksburg's most desirable residential areas until the present day. Houses have been built on the few remaining lots within the last decade. Many of the houses on South Main Street have been converted to office use, but with sensitivity to their domestic appearance and historic value. No intruding buildings have been built.

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Interest in maintenance of the district's character in the face of an expanding downtown Blacksburg led to the careful survey of the neighborhood by a group of volunteers in 1988. The survey was performed with the idea that the district might then be included in the Multiple Property Listing then in preparation, which was successfully accomplished. Alternate survey numbers (shown in parenthesis on map 1) refer to survey forms dating from a limited survey of the district in 1986, part of a reconnaissance survey of Montgomery County.

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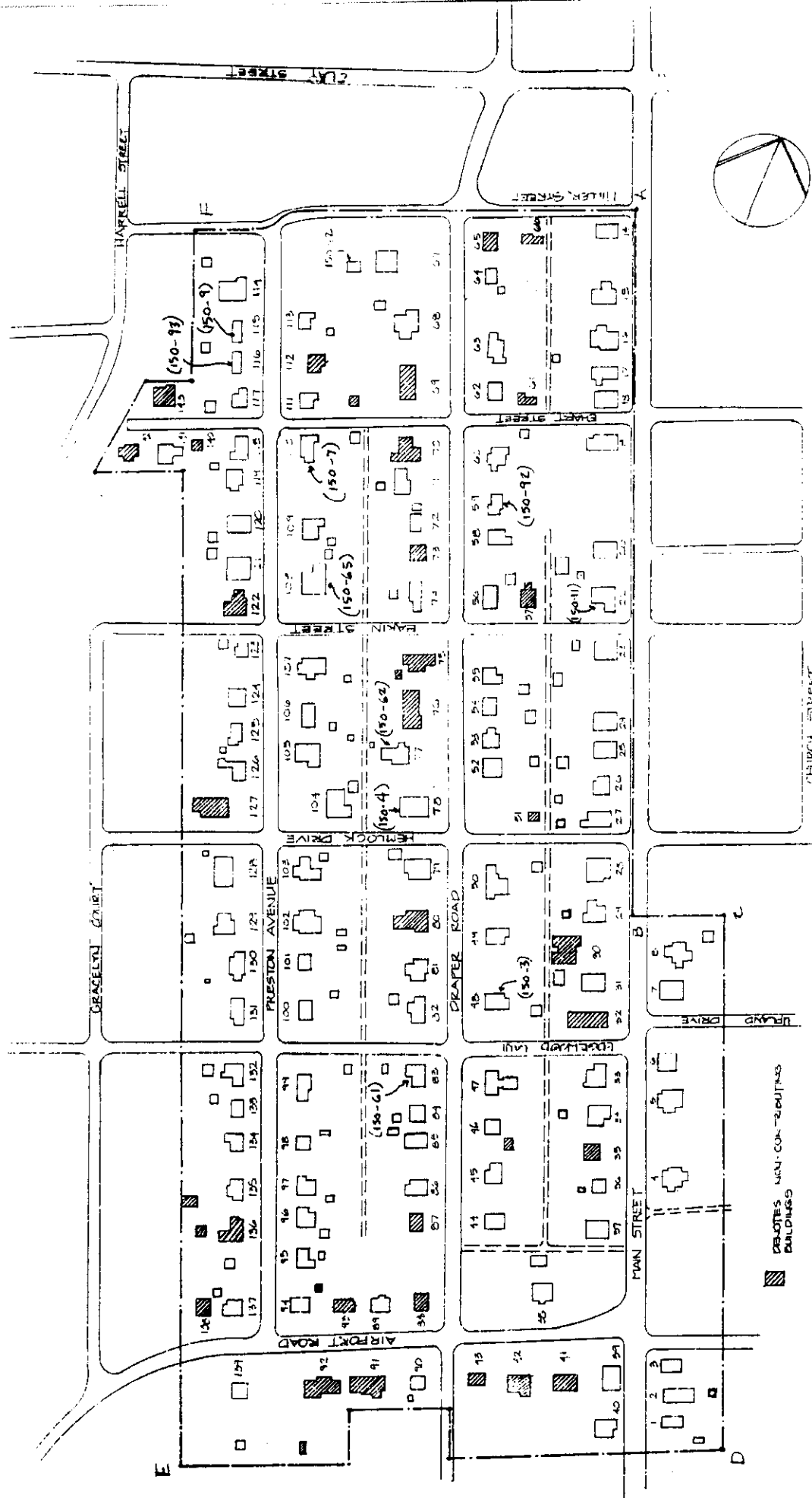
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### 10. Geographical Data

#### Verbal Boundary Description Continued

side of Airport Road 1,000 feet to point E, thence northwest with rear lot lines on southwest side of Preston Avenue 2,300 feet to point F, thence northeast with the southeast side of Miller Street 800 feet to point of origin.



# MAP 1

MILLER-SOUTHSIDE RESIDENTIAL

HISTORIC DISTRICT 150-109

PLANNED BY ARCHITECT

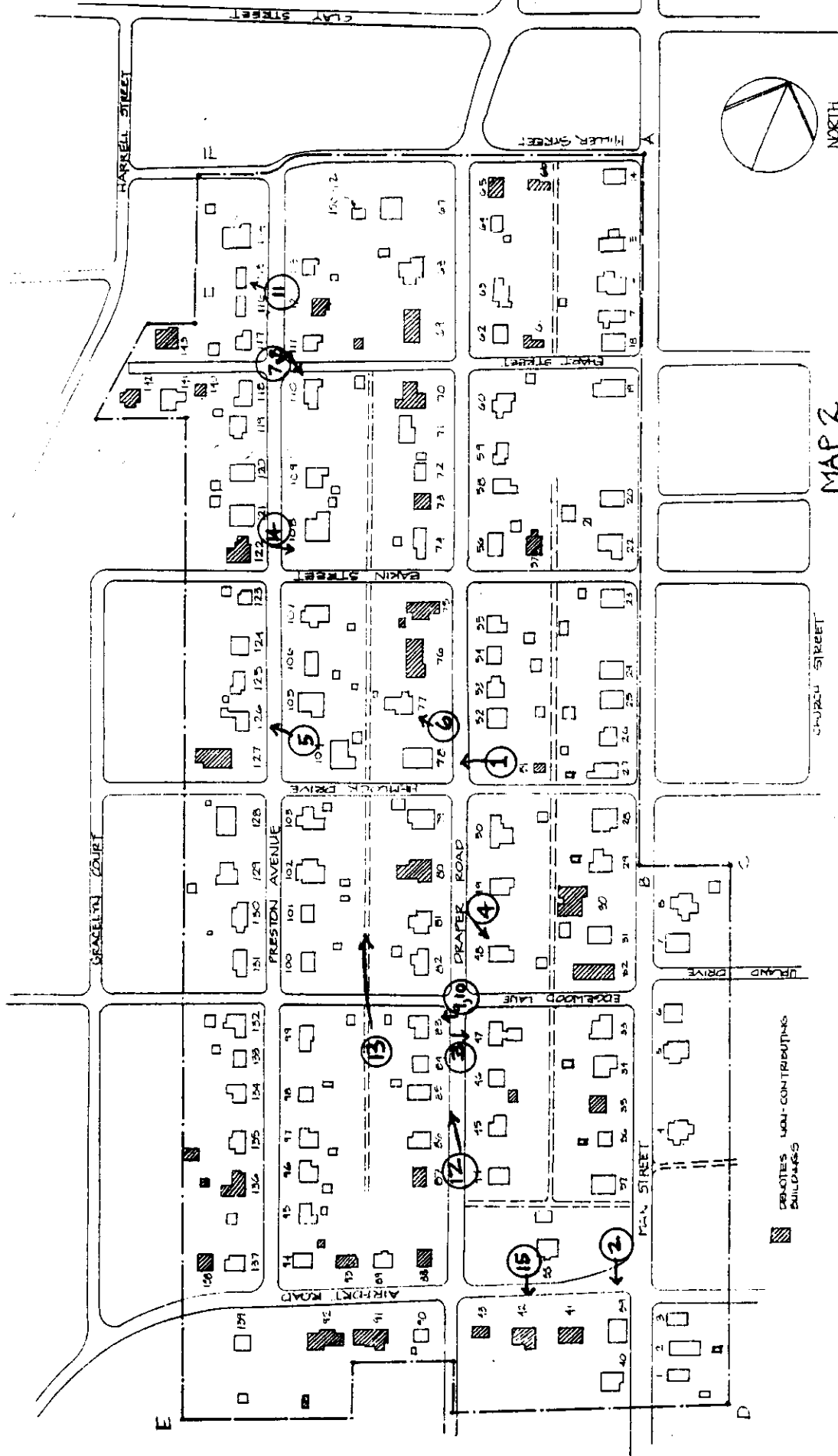
UNIVERSITY OF VIRGINIA

ALL HOUSE #S BEGIN WITH 150-109. EXCEPT WHERE INDICATED.

ALTERNATE #S IN PARENTHESES, REPRESENT SEPARATE FILES

FROM THE 1986 SURVEY OF MONTGOMERY CO.





MAP 2  
PHOTO KEY

MILLER-SOUTHSIDE RESIDENTIAL

HISTORIC DISTRICT 150-109

BLACKSBURG, VIRGINIA  
GIBSON WORTHAM, ARCH -  
JANUARY 1989, DRAWN BY HAO  
ALL HOUSE #S BEGIN WITH 150-30, EXCEPT WHERE INDICATED